

# 2013 Franklin County Property Tax Report with Comparison to 2012

Legislative Services Agency

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**This report describes property tax changes in Franklin County between 2012 and 2013.**

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Franklin County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	7.1%	\$14,375,116	\$943,296,422	0.8%
Change		5.1%	-3.9%	
2012	3.6%	\$13,682,859	\$981,387,086	0.3%

## Comparable Homestead Property Tax Changes in Franklin County

The total tax bill for all taxpayers in Franklin County increased by 7.1% in 2013. The main reason was a 5.1% increase in the levy. In this reassessment year, certified net assessed value fell by 3.9% in Franklin County. The higher levy and lower assessed value increased tax rates, so tax cap credits as a percent of the levy rose from 0.3% in 2012 to 0.8% in 2013.

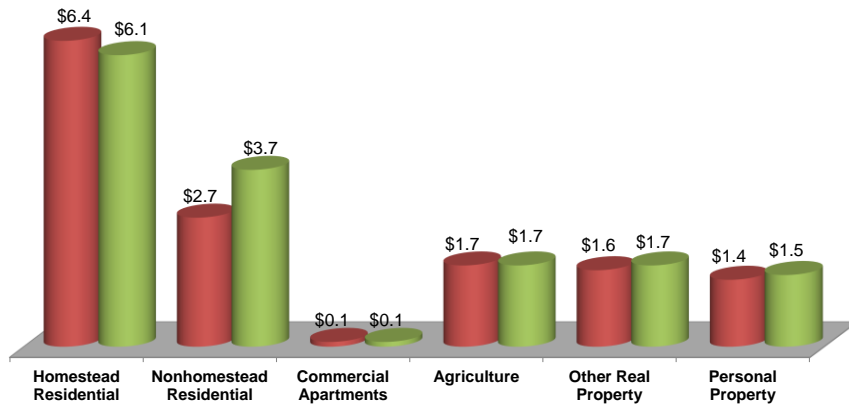
Franklin County homeowners experienced little change in property tax bills in 2013. This was because a large increase in property tax rates was offset by a large decline in net assessed value. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	3,258	53.0%
No Change	82	1.3%
Lower Tax Bill	2,802	45.6%
<b>Average Change in Tax Bill</b>	<b>0.1%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	815	13.3%
10% to 19%	1,000	16.3%
1% to 9%	1,443	23.5%
-1% to 1%	82	1.3%
-1% to -9%	1,310	21.3%
-10% to -19%	737	12.0%
-20% or More	755	12.3%
<b>Total</b>	<b>6,142</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

### Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$13.9 ■ 2013 - Total \$14.8



In Franklin County most net property taxes were paid by homestead and nonhomestead residential (small rentals and second homes) property owners in 2013. Total net property taxes increased 7.1%, more than the average 2.1% increase statewide. Nonhomestead residential property saw the biggest increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in 17 of 26 Franklin County tax districts in 2013. The average tax rate rose by 9.3%, because of a levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Franklin County increased by 5.1%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Franklin County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$993,546,500	\$892,631,300	-10.2%	\$469,999,894	\$415,848,206	-11.5%
Other Residential	198,422,000	256,359,500	29.2%	196,947,464	254,206,781	29.1%
Ag Business/Land	133,418,900	122,714,800	-8.0%	132,869,694	122,359,861	-7.9%
Business Real/Personal	252,330,323	243,684,211	-3.4%	202,762,361	194,890,250	-3.9%
<b>Total</b>	<b>\$1,577,717,723</b>	<b>\$1,515,389,811</b>	<b>-4.0%</b>	<b>\$1,002,579,413</b>	<b>\$987,305,098</b>	<b>-1.5%</b>

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Franklin County's total billed net assessed value decreased by 1.5% in 2013. Declines in homestead, agricultural, and business assessments were almost offset by increases in other residential assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$8,192	\$12,162	\$3,969	48.5%
2%	29,671	93,120	63,449	213.8%
3%	0	0	0	0.0%
Elderly	4,620	10,405	5,785	125.2%
<b>Total</b>	<b>\$42,483</b>	<b>\$115,687</b>	<b>\$73,204</b>	<b>172.3%</b>
<b>% of Levy</b>	<b>0.3%</b>	<b>0.8%</b>		

Total tax cap credits in Franklin County were \$115,687, which was only 0.8% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Franklin County's average tax rate was much less

than the median rate statewide. Most of the tax cap credits in Franklin County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Franklin County increased \$73,204 between 2012 and 2013. Credits as a share of the total levy rose to 0.8% in 2013 from 0.3% in 2012.

### Franklin County Levy Comparison by Taxing Unit

Taxing Unit	2009	2010	2011	2012	2013	% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<b>County Total</b>	<b>12,128,545</b>	<b>12,739,280</b>	<b>13,201,594</b>	<b>13,682,859</b>	<b>14,375,116</b>	<b>5.0%</b>	<b>3.6%</b>	<b>3.6%</b>	<b>5.1%</b>
Franklin County	2,766,897	2,812,303	2,979,867	3,477,055	3,218,526	1.6%	6.0%	16.7%	-7.4%
Bath Township	9,234	9,423	10,048	11,092	10,989	2.0%	6.6%	10.4%	-0.9%
Blooming Grove Township	13,785	14,267	14,910	16,373	16,227	3.5%	4.5%	9.8%	-0.9%
Brookville Township	43,661	45,789	49,769	51,808	51,322	4.9%	8.7%	4.1%	-0.9%
Butler Township	8,469	8,737	9,158	9,390	9,054	3.2%	4.8%	2.5%	-3.6%
Fairfield Township	9,402	9,748	9,999	9,965	11,523	3.7%	2.6%	-0.3%	15.6%
Highland Township	14,352	14,847	15,542	16,870	16,738	3.4%	4.7%	8.5%	-0.8%
Laurel Township	17,253	17,722	18,380	18,766	20,228	2.7%	3.7%	2.1%	7.8%
Metamora Township	16,282	16,737	17,347	18,875	18,803	2.8%	3.6%	8.8%	-0.4%
Posey Township	6,869	7,013	7,981	7,930	8,226	2.1%	13.8%	-0.6%	3.7%
Ray Township	21,877	20,150	20,621	24,280	16,527	-7.9%	2.3%	17.7%	-31.9%
Salt Creek Township	9,394	8,629	10,311	10,657	10,399	-8.1%	19.5%	3.4%	-2.4%
Springfield Township	17,847	18,396	13,491	16,375	12,405	3.1%	-26.7%	21.4%	-24.2%
Whitewater Township	34,654	35,470	37,671	40,796	40,443	2.4%	6.2%	8.3%	-0.9%
Batesville Civil City	472,543	494,112	484,082	518,395	501,121	4.6%	-2.0%	7.1%	-3.3%
Cedar Grove Civil Town	2,843	2,841	2,839	3,576	776	-0.1%	-0.1%	26.0%	-78.3%
Laurel Civil Town	32,431	33,825	37,786	39,189	38,861	4.3%	11.7%	3.7%	-0.8%
Mt. Carmel Civil Town	0	0	0	0	10,000				
Oldenburg Civil Town	117,690	129,322	135,417	141,039	140,982	9.9%	4.7%	4.2%	0.0%
Brookville Civil Town	525,302	569,974	608,544	662,104	648,164	8.5%	6.8%	8.8%	-2.1%
Franklin County Community School Corp	5,171,994	5,504,281	5,955,163	5,483,182	6,643,365	6.4%	8.2%	-7.9%	21.2%
Batesville Community School Corp	1,725,543	1,876,654	1,818,744	1,919,834	1,761,230	8.8%	-3.1%	5.6%	-8.3%
Union County School Corp	347,272	341,391	363,759	381,237	372,637	-1.7%	6.6%	4.8%	-2.3%
Franklin County Public Library District	495,019	494,181	330,750	542,625	545,245	-0.2%	-33.1%	64.1%	0.5%
Batesville Public Library	128,565	130,253	131,751	140,735	134,356	1.3%	1.2%	6.8%	-4.5%
Southwest Franklin Co Fire Territory	0	0	0	0	0				
Southeastern Indiana Solid Waste Mgmt Dist	119,367	123,215	117,664	120,711	116,969	3.2%	-4.5%	2.6%	-3.1%

### Franklin County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
24001	Bath Township	1.5370	--	--	--	--	--	--	1.5370
24002	Blooming Grove Township	1.5421	--	--	--	--	--	--	1.5421
24003	Brookville Township	1.5248	--	--	--	--	--	--	1.5248
24004	Brookville Town	2.3169	--	--	--	--	--	--	2.3169
24005	Butler Township-East	1.3751	--	--	--	--	--	--	1.3751
24006	Butler Township-West	1.0851	--	--	--	--	--	--	1.0851
24007	Fairfield Township	1.5393	--	--	--	--	--	--	1.5393
24008	Highland Township	1.3857	--	--	--	--	--	--	1.3857
24009	Cedar Grove Town	1.3943	--	--	--	--	--	--	1.3943
24010	Laurel Township	1.5539	--	--	--	--	--	--	1.5539
24011	Laurel Town	2.0872	--	--	--	--	--	--	2.0872
24012	Metamora Township	1.5543	--	--	--	--	--	--	1.5543
24013	Posey Township	1.5290	--	--	--	--	--	--	1.5290
24014	Ray Township	1.1472	--	--	--	--	--	--	1.1472
24015	Batesville City	1.7431	--	--	--	--	--	--	1.7431
24016	Oldenburg Town	1.4813	--	--	--	--	--	--	1.4813
24017	Salt Creek Township-North	1.3834	--	--	--	--	--	--	1.3834
24018	Salt Creek Township-South	1.0934	--	--	--	--	--	--	1.0934
24019	Springfield Township	1.3751	--	--	--	--	--	--	1.3751
24020	Mt Carmel Town	1.9325	--	--	--	--	--	--	1.9325
24021	Whitewater Township	1.3873	--	--	--	--	--	--	1.3873
24022	Ray Township Fire Terr	1.2264	--	--	--	--	--	--	1.2264
24023	Salt Creek South Fire Terr	1.1655	--	--	--	--	--	--	1.1655
24024	Butler West Fire Terr	1.1574	--	--	--	--	--	--	1.1574
24025	Butler East Fire Terr	1.4474	--	--	--	--	--	--	1.4474
24026	Salt Creek North Fire Terr	1.4555	--	--	--	--	--	--	1.4555

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Franklin County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Total	Levy	Circuit Breaker as % of Levy
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly				
<i>Non-TIF Total</i>	12,162	93,120	0	10,405		115,687	14,375,116	0.8%
<i>TIF Total</i>	0	0	0	0		0	14,081	0.0%
<i>County Total</i>	12,162	93,120	0	10,405		115,687	14,389,197	0.8%
Franklin County	1,835	13,778	0	1,977		17,590	3,218,526	0.5%
Bath Township	0	0	0	0		0	10,989	0.0%
Blooming Grove Township	0	0	0	3		3	16,227	0.0%
Brookville Township	88	700	0	43		831	51,322	1.6%
Butler Township	0	0	0	1		1	9,054	0.0%
Fairfield Township	0	0	0	3		3	11,523	0.0%
Highland Township	0	0	0	4		4	16,738	0.0%
Laurel Township	0	75	0	14		89	20,228	0.4%
Metamora Township	0	0	0	14		14	18,803	0.1%
Posey Township	0	0	0	4		4	8,226	0.1%
Ray Township	4	0	0	15		19	16,527	0.1%
Salt Creek Township	0	0	0	0		0	10,399	0.0%
Springfield Township	0	0	0	0		0	12,405	0.0%
Whitewater Township	0	0	0	24		24	40,443	0.1%
Batesville Civil City	309	0	0	296		605	501,121	0.1%
Cedar Grove Civil Town	0	0	0	2		2	776	0.3%
Laurel Civil Town	0	1,056	0	9		1,066	38,861	2.7%
Mt. Carmel Civil Town	0	0	0	0		0	10,000	0.0%
Oldenburg Civil Town	0	0	0	404		404	140,982	0.3%
Brookville Civil Town	3,891	30,793	0	1,668		36,352	648,164	5.6%
Franklin County Community School Corp	4,868	40,443	0	4,024		49,335	6,643,365	0.7%
Batesville Community School Corp	368	0	0	1,264		1,631	1,761,230	0.1%
Union County School Corp	0	0	0	0		0	372,637	0.0%
Franklin County Public Library District	695	5,775	0	438		6,908	545,245	1.3%
Batesville Public Library	37	0	0	124		161	134,356	0.1%
Southwest Franklin Co Fire Territory	0	0	0	0		0	0	
Southeastern Indiana Solid Waste Mgt Dist	67	501	0	72		639	116,969	0.5%
TIF - Batesville 1-74	0	0	0	0		0	14,081	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.